

PLANNING COMMISSION RECOMMENDED
PROPOSED DEVELOPMENT CONDITIONS

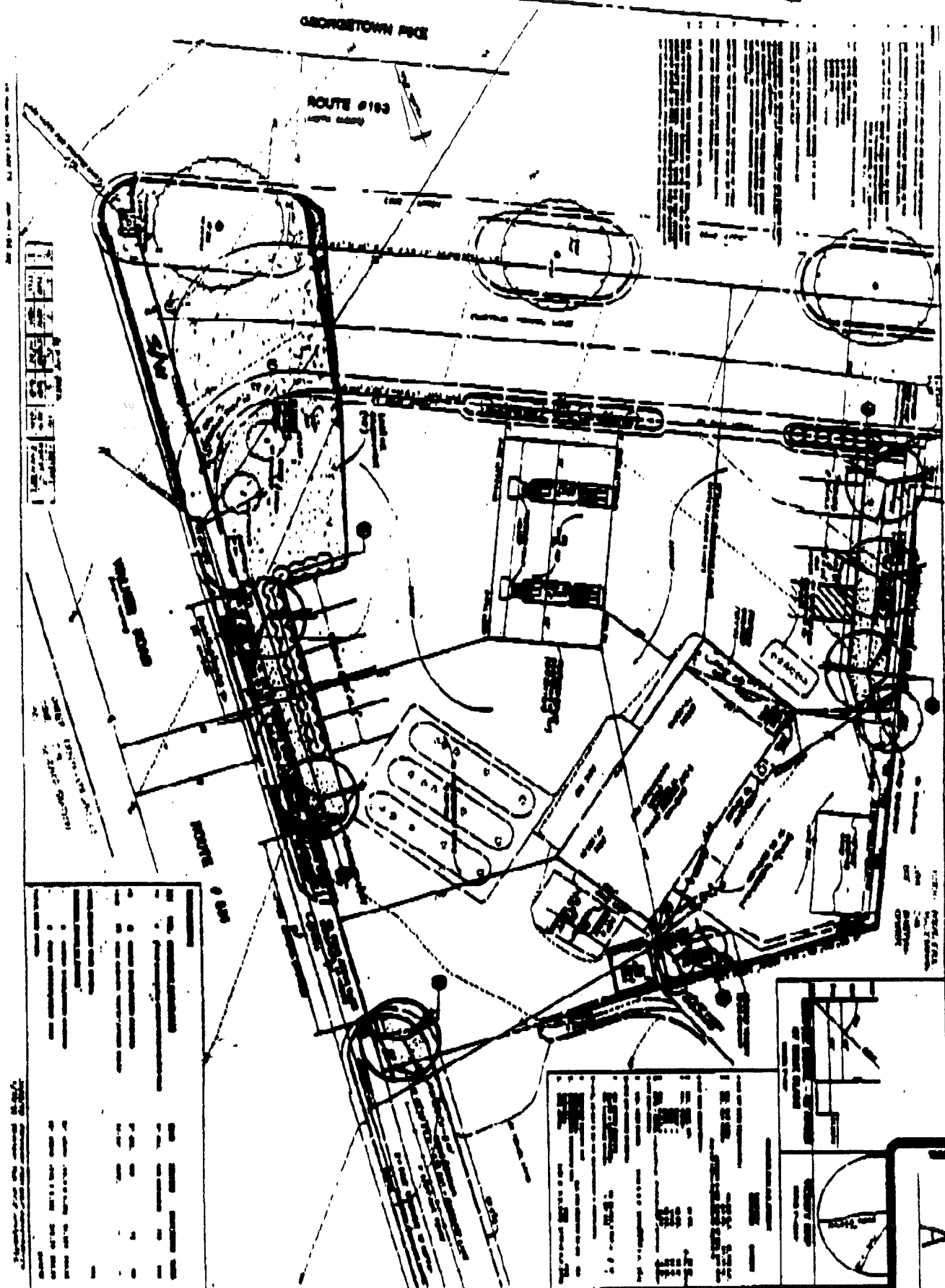
SE 93-D-053

October 27, 1994

If it is the intent of the Board of Supervisors to approve SE 93-D-053 located at Tax Map 13-1 ((1)) 23 part for use as a service station and allowing the addition of a canopy, enclosure of a portico and the remodeling of the station pursuant to Sect. 4-804 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Plat **entitled "Special Exception Plat, Shell Oil Company, 9829 Georgetown Pike," and prepared by Walter L. Phillips, Incorporated, which is dated August 3, 1993, as revised through March 29, 1994, and these conditions.**
4. The number of employees on site at any one time shall be limited to a maximum of four (4).
5. Landscaping shall be provided in accordance with the Special Exception Plat subject to the review and approval of the Urban Forester. The applicant shall coordinate with the Great Falls Citizens Association in developing the landscaping plans and shall make every reasonable effort to preserve the existing oak tree closest to the intersection of Walker Road and Georgetown Pike, as determined by the Urban Forester.
6. Prior to the issuance of a Non-Residential Use Permit on this site, all signs which do not conform with Article 12 of the Zoning Ordinance shall be removed. Also, the free-standing pole sign shall be replaced with a monument style free-standing sign.

7. The entrance from Walker Road to the existing service drive shall be closed by extending the existing curbline of the island separating Georgetown Pike from the service drive to connect with the existing curbline along Walker Road and by extending the curbline of the island separating Georgetown Pike (from the service drive at the western most entrance of the service station) to connect with the proposed curbline on the site (creating a new landscaped area), all as is generally shown on the sketch attached as Exhibit "A". This design shall be subject to review approval by the Department of Environmental Management (DEM).
8. The applicant shall ensure that the interparcel access located along the Walker Road boundary of the site leading to the shopping center south of the service station is always open and free of any obstruction.
9. Prior to site plan approval the applicant shall remove the 15 foot by 38 foot building addition located to the rear of the existing service station building and the electric lift as shown on the special exception plat as "to be removed".
10. The canopy shall be designed as a mansard roof with cedar shake shingles and brick or brick veneer columns as shown on attached Exhibit B.
11. Should the application property ever be subdivided from Parcel 23 and title conveyed to an owner who is not also the identical owner of the then residue of Parcel 23, then, as a condition of such subdivision of the application property from Parcel 23, the applicant shall dedicate and record an interparcel access in the area referenced in Development Condition #9, as an easement in the Fairfax County land records, to remain always open and free of any obstruction, for the benefit of the owners of Parcel 23, their tenants, patrons, guests and invitees. The requirements of this Development Condition are imposed as a condition of the waivers to the minimum lot area and lot width requirements approved under Section 9-610. The requirements of this paragraph shall continue to apply in the event the application property shall be used for a use other than a service station.

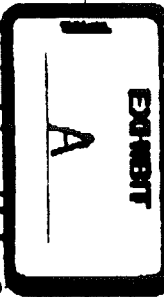


SPECIAL EXCEPTION PLAN
SHELL OIL COMPANY
 1029 GEORGETOWN PIKE
 CHANDLERVILLE COMMERCIAL DISTRICT
 CHANDLERVILLE, MISSISSIPPI

SHEET NUMBER				
NO.	DESCRIPTION	DATE	BY	CHK



WALTER L. PHILLIPS
 CIVIL ENGINEER, LICENSE NO. 100000000
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The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

